

CASCADE PLANNING & ZONING COMMISSION
AGENDA
WEDNESDAY, JULY 17, 2024
6:00PM

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on Wednesday, July 17, 2024 at 6:00 PM in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033. Any visual or hearing-impaired persons or persons with special accessibility needs should contact the City Clerk at 563-852-3114 prior to the meeting.

1. Call to Order
2. Roll Call
3. Approve the Agenda as Presented
4. Meeting Minutes – May 23, 2024
5. Open Public Hearing on Proposed Re-Zoning for R-1 Single Family and R-2 Mixed Family Districts to allow unenclosed porches to encroach 6 feet further into the front setback, if approved by the Board of Adjustment for a Special Exception.
6. Close Public Hearing
7. Consideration of Recommendation to the City Council on Ordinance #18-24 Changing the Zoning Code for R-1 Single Family and R-2 Mixed Family Districts to Allow a 6-foot lower front setback for unenclosed porches
10. Adjournment

PLANNING & ZONING COMMISSION MEETING

May 23, 2024

The Cascade Planning & Zoning Commission met on May 23, 2024, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033.

Present: Moriarity, Conlin, Steffen, Walter, Mehrl and Moran. Excused: Kerper

Motion by Conlin, second by Moran to approve the agenda as presented. Motion carried, all ayes.

Motion Conlin, second Moran to open the public hearing for the proposed Re-Zoning for Parcel Tax Parcel ID 1931426012 Lot 1 CMU Place (Parking Lot South of 109 Adams Street) from R-1 Single Family Residential to M-1 Light Manufacturing. Motion carried, all ayes.

City Administrator Kotter explained to the Commission about the lot that is zoned R-1 Single family but has been used as a manufacturing facility parking lot. When it was sold by the City/CMU to Jason Conrad it was presented to the buyer as both lots being M-1. Since it is now being sold by the current owner, it was discovered that it is zoned R-1. The owner is requesting it be re-zoned to match the current use and what it was thought to be zoned. There were no objections filed.

Motion Steffen, second Moran to close the public hearing.

Motion Conlin, second Steffen to recommend to the City Council Ordinance #12-24 Re-Zoning for Parcel Tax Parcel ID 1931426012 Lot 1 CMU Place (Parking Lot South of 109 Adams Street) from R-1 Single Family Residential to M-1 Light Manufacturing a zoning district change on 108 2nd Avenue SW and the Vacant Lot to the East of 108, from R-1 Single Family Residential to C-2 General Retail. Motion carried, all ayes.

Motion Steffen, second Moran to adjourn at 6:08pm. Motion carried.

Lisa A. Kotter
City Administrator

ORDINANCE NO. 18-24

AN ORDINANCE AMENDING TITLE IV, CHAPTER 165 (ZONING) OF THE CODE OF ORDINANCES OF THE CITY OF CASCADE, IOWA

WHEREAS, the City Council of the City of Cascade, Iowa, has determined it is necessary to amend Title IV, Chapter 165 (Zoning) of the Code of Ordinances of the City of Cascade, Iowa (“City Code”), to establish special exceptions for certain encroaching porch additions.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASCADE, IOWA as follows:

SECTION 1. CITY CODE §165.11 R-1(D)(4). City Code §165.11 R-1(D)(4) is hereby added as follows:

4. Unenclosed front porch additions that encroach into the required front yard by no more than six (6) feet. This special exception shall apply only to lots measuring greater than eighty (80) feet in width.

SECTION 2. CITY CODE §165.11 R-2(D)(3). City Code §165.11 R-2(D)(3) is hereby added as follows:

3. Unenclosed front porch additions that encroach into the required front yard by no more than six (6) feet. This special exception shall apply only to lots measuring greater than eighty (80) feet in width.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This ordinance shall be effective after its passage and publication as required by law.

PASSED AND APPROVED this 26th day of August 2024.

Steve Knepper, Mayor

ATTEST:

Kathy Goerdts, City Clerk

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

- A. Statement of Intent. The "R-1" Single-Family District is intended to accommodate low density single-family dwellings and related recreational, religious and educational facilities normally required to service the residents within the district. Low density residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Single-family dwelling.	2 spaces/unit
2. Two-family dwelling, but only as a result of a conversion of conforming two story single-family dwelling existing prior to June 11, 1979.	2 spaces/unit
3. Bed and breakfast home as established in chapter 137B <u>Code of Iowa</u> . The home shall be owner occupied and have no more than three (3) sleeping rooms for guests.	4 spaces
4. Parks and recreation areas.	5 spaces/acre developed for active use
2. Public or semi-public swimming pool	1 space/50 sq.ft. of water area
6. Church or other place of worship	1 space/4 seats in the main auditorium
7. Elementary or secondary school.	1 space/classroom and office plus 1 space/each 6 seats the main auditorium or stadium
8. Public utilities but not including equipment storage or maintenance yards and buildings, or general administrative and sales offices.	1 space/substation or one (1) per employee on the site.
9. Railroads.	None
10. Historical museums.	1 space/300 sq.ft. of floor space

C. PERMITTED ACCESSORY USES AND STRUCTURES.

1. Private garages and other accessory buildings with side that do not exceed 10-feet in height above the floor level.
2. Home occupation.
3. Tennis court, swimming pool, greenhouse or other similar accessory use clearly incidental to the permitted principal use or structure of this district and not including the conduct of business on the premises except home occupations as provided herein.
4. Temporary buildings used in conjunction with construction work provided such buildings are promptly removed upon completion of construction work.
5. Refreshment stand in conjunction with a park or recreation area.
6. Satellite receivers.

D. SPECIAL EXCEPTION USES AND STRUCTURES. Subject to Section 165.34(2) and other requirements contained herein, the Board of Adjustment may permit the following:

1. Private kindergartens, day nurseries and pre-schools, one parking space plus one parking space per employee be provided.
2. A private garage, not to be used for commercial purposes, on a nonconforming vacant lot in the district.
3. A non-auto sales, non-auto service, and/or non-auto repair commercial business in an existing non-conforming building where all the business's products, furnishings, fixtures, and equipment are wholly contained and confined within the building; limited to 50-gallons of onsite fuel storage; no storage of hazardous chemicals; and two off-street parking spaces provided on the premises.

4. —

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
<p>Single-Family Dwelling</p> <p>Area: 9,600-sq.ft. Width: 80-feet Depth: 120-feet</p> <p>The minimum yard requirements for an existing principal structure on a single lot of record platted prior to 1978 and having less than 80 feet of frontage shall be as follows:</p> <p>Where a lot is not served by a public water and/or sewer system, see the Special Requirements of this district.</p>	<p>Dwellings and other non-institutional uses:</p> <p>Front..... 25-feet Rear 25-feet Side 8-feet Street side, corner lot 25-feet</p> <p>Front..... 12.5-feet or the average of all the other houses on the block, which ever is greater. Rear.....12.5 feet Side4 feet Street side, corner lot12.5 feet provided it does not violate 165.12.1</p> <p>Schools, churches, or other public or institutional buildings:</p> <p>Front..... 35-feet Rear..... 35-feet Side 25-feet Street side, corner lot 25-feet</p>	<p>2 1/2 stories or 35 feet</p>

F. PERMITTED SIGNS.

1. Nameplates attached flat against the wall of the main building not to exceed one (1) square foot in area.
2. Bed and breakfast home sign not to exceed four (4) square feet in area.
3. Church or public bulletin board not to exceed sixteen (16) square feet in area.

4. Temporary signs advertising the lease or sale of the premises not to exceed six (6) square feet in area.
5. Home occupation signs not to exceed three (3) square feet in area.
6. Illumination of signs, bulletin boards and nameplates shall not exceed 60 watts and shall be lighted only with indirect non-intermittent lighting.
7. Signs and bulletin boards shall be at least 20 feet from the front lot line or not more than five (5) feet in front of the main building.
8. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and rubbish.
9. See Supplementary District Regulations (Section 165.12)

G. SPECIAL REQUIREMENTS.

1. Public utility substations or buildings shall meet the front and rear yard requirements for dwellings and shall have side yards of not less than thirty (30) feet.
2. See Supplementary District Regulations (Section 165.12)

R-2 MIXED RESIDENTIAL DISTRICT

A. Statement of Intent. The "R-2" Mixed Residential District is intended to accommodate moderate density developments which may include a variety of dwelling types ranging from single-family to four-family residences.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Single-family dwelling.	2 spaces/unit
1.1 Zero-Lot line single-family attached dwelling.	2 spaces/unit
2. Two to four-family dwelling.	2 spaces/unit
3. Bed and breakfast home as established in chapter 137B <u>Code of Iowa</u> . The home shall be <u>owner occupied</u> and have no more than three (3) sleeping rooms for guests.	4 spaces
4. Private kindergartens and day nurseries.	1 space plus 1/employee
5. Funeral home.	1 space/each 4 seats in the chapel
6. Parks and recreation areas.	5 spaces/acre developed for active use
7. Church or other place of worship.	1 space/4 seats in the main auditorium
8. Elementary or secondary school.	1 space/classroom and office plus 1 space /each 6 seats the main auditorium or stadium
9. Public utilities but not including equipment storage or maintenance yards and buildings,	1 space/substation or one (1) per employee on the site.

or general administrative and sales offices. 10. Railroads.	None
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C. PERMITTED ACCESSORY USES AND STRUCTURES.

1. Private garages.
2. Home occupation.
3. Tennis court, swimming pool, greenhouse or other similar accessory use clearly incidental to the permitted principal use or structure of this district and not including the conduct of business on the premises except home occupations as provided herein.
4. Temporary buildings used in conjunction with construction work provided such buildings are promptly removed upon completion of construction work.
5. Serving of meals and renting rooms or both to up to three (3) persons not members of the family residing therein, provided that the character of the dwelling is not changed from that of a dwelling, or that it becomes in any sense a nursing or rest home as defined herein, and that one (1) additional off-street space be provided for each roomer.
6. Satellite receivers.

D. SPECIAL EXCEPTION USES AND STRUCTURES. Subject to Section 165.34(2) and other requirements contained herein, the Board of Adjustment may permit the following:

1. Rest, nursing, and convalescent homes; homes for the orphaned and aged on sites of one (1) acre or more and that one (1) parking space for each two beds be provided.
2. In a nonconforming lot a home occupation may continue in existence if the occupant no longer resides on the premises.

3. —

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Single-Family Dwelling Area: 9,600-sq.ft. Width: 80-feet Depth: 120-feet	Single and two-family dwellings and other non-institutional uses: Front 25-feet Rear 25-feet Side 8-feet Street side, corner lot.... 25-feet	2 1/2 stories or 35 feet
Zero-Lot line single-family attached dwelling: Area: 6,000-sq.ft. Width: 60-feet Depth: 100-feet	Zero-Lot line single-family attached dwelling: Front 25-feet Rear 25-feet Interior Side.. 0-feet Exterior Side.. 8-feet Corner Lot.... 25-feet	2½ stories or 35-feet
Multi-family dwelling up to 4 units: Area: 7,200 sq.ft. Width: 60 feet Depth: 120 feet	Multi-family dwellings, schools, churches or other public or institutional buildings: Front..... 30 feet Rear..... 30 feet Side..... 20 feet Street side, corner lot.... 25 feet	

F. PERMITTED SIGNS.

1. Nameplates attached flat against the wall of the main building not to exceed one (1) square foot in area.
2. Bed and breakfast home sign not to exceed four (4) square feet in area.
3. Church or public bulletin board not to exceed sixteen (16) square feet in area.
4. Temporary signs advertising the lease or sale of the premises not to exceed six (6) square feet in area.
5. Home occupation signs not to exceed three (3) square feet

in area.

6. Illumination of signs, bulletin boards and nameplates shall not exceed 60 watts and shall be lighted only with indirect, nonintermittent lighting.
7. Signs and bulletin boards shall be at least 20 feet from the front lot line or not more than five (5) feet in front of the main building.
8. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and rubbish.
9. See Supplementary District Regulations (Section 165.12)

G. SPECIAL REQUIREMENTS.

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